

## **PLAN COMMISSION MEETING NOVEMBER 26, 2013**

The Plan Commission Meeting was called to order at 7:00 p.m. by Chairman Jeff Roth. Members present Jeff Roth, Alan Theis, Larry Rigden, Jeffery Flaws, Wanda Gosa, Wayne McStrack and Dave Jennings.

Also Present: Deputy Clerk-Treasurer Wigderson; Scott Hussinger, Village of Wales Building Inspector; Jim Langreder, 323 N Wales Road, Benji Rossman, 144 E Summit Ave; Sonia Wichmann, 200 W Summit Ave; and Jim Grunwald

Excused: Patrick Hess and John Meyer

It was noted that proper notice of this meeting had been posted in accordance with the open meeting laws of the State of Wisconsin.

### **PUBLIC COMMENT**

No Public Comment.

Plan Commission Members acknowledged receipt of the minutes for the Special Plan Commission meeting of October 29, 2013. Motion by Alan Theis to approve the minutes and waive the requirement of reading same, second by Wayne McStrack, motion passed.

### **REQUEST FOR APPROVAL SIGNAGE ELLEBELLE SALON 323 NORTH WALES ROAD**

**REQUESTED BY:** Alex Langreder  
222 Huntington Road  
Delafield, WI 53018

**PRESENTED BY:** Jim Langreder

**DISCUSSION:** The signage will be mounted on above the unit on the building. The "EB" will be black letters and the "Salon" will be white letters. The sign will be 7'4" long by 30" high. The sign should be turned off by 11:00 p.m. or close of business if it is later than 11:00 p.m.

**MOTION:** Motion by Alan Theis to recommend approval of the Signage, as submitted, second Larry Rigden. Motion passed unopposed.

### **REQUEST FOR APPROVAL BUSINESS PLAN OF OPERATION TREE OF LIFE COUNSELING SERVICES 200 W SUMMIT AVE**

**REQUESTED BY:** Judith Crabb  
S62 W35466 Piper Road  
Eagle, WI 53119

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**PRESENTED BY:** Sonia Wichmann

**DISCUSSION:** This business is a mental health counseling and mediation service. They will be open Monday – Thursday, 8:00 a.m. to 9:00 p.m. and possibly some evening classes on Friday or Saturday nights. These classes would only happen once a month. It was stated that the once a month Friday night classes could run into parking issues with the restaurant parking and should consider picking a different night for the monthly evening class. There will be two part-time licensed professional counselors who operate independently with their own LLC's. Each practitioner is planning on working 15 – 20 hours a week. There will be no signage on the monument sign or on the building. There will be a tree on the door.

**MOTION:** Motion by Alan Theis to recommend approval of the Business Plan of Operation, as submitted, second Larry Rigden. Motion passed unopposed.

### **REQUEST FOR APPROVAL BUSINESS PLAN OF OPERATION AND SIGNAGE BRONZER IMAGE 144 EAST SUMMIT AVE**

**REQUESTED BY:** Benji Rossman  
144 E Summit Ave  
Wales, WI 53183

**PRESENTED BY:** Benji Rossman

**DISCUSSION:** Mr. Rossman is taking over the existing business and changing the name. There will be 3 employees. The business will be open 7 days a week, Sunday, 9:30 a.m. to 3:00 p.m., Monday – Friday, 9:30 a.m. to 8:00 p.m. and Saturday, 9:30 a.m. to 4:00 p.m. There could be seasonal hours as well. 10 parking spaces will be required. The signage in the monument will be 94" by 30". The letters will be purple and blue and the sign will be internally illuminated. The monument signage must be turned off by 11:00 p.m.

**MOTION:** Motion by Wanda Gosa to recommend approval of the Signage, as submitted, second Wayne McStrack. Motion passed unopposed.

**MOTION:** Motion by Alan Theis to recommend approval of the Business Plan of Operation, as submitted, second Dave Jennings. Motion passed unopposed.

### **CONCEPTUAL DISCUSSION POSSIBLE MIXED USE BUSINESS & RESIDENTIAL DEVELOPMENT PINECROFT/SCHUSTER PROPERTY**

**PRESENTED BY:** Jim Grunwald

**DISCUSSION:** Mr. Grunwald is considering purchasing the property and was wondering if a mixed business and residential would work on the property. Currently the property is zoned R-4, which allows for multi-family developed under a Planned Unit Development Agreement. Could an additional zoning overlay be created to allow this? He would like to have small businesses in the development that do not have high traffic.

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For the size of this property, residential units should not exceed 110. Mr. Grunwald will return to a later Plan Commission meeting to discuss more options or steps that would be required to get started.

### **DISCUSSION B-1 NEIGHBORHOOD BUSINESS ZONING**

**DISCUSSION:** The properties that this would affect would be between Main Street and south to South Street on Highway 83; 259, 116, 200, 208, 214, 220 and 226. Of these lots 5 of them do not meet the lot width requirement in the B-2 Zoning. They may not have the space for the required spots for a larger business. If we would look at re-zoning them to a B-1 they would then be conforming. The Building Inspector will work on new wording for review and discussion at future meeting.

### **ADJOURNMENT**

Motion by Alan Theis to adjourn, second by Wanda Gosa, motion passed, unopposed. The regular Plan Commission meeting was adjourned at 8:20 p.m.

Submitted by

Pauline Wigderson, Deputy Clerk-Treasurer